165.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	930,500 / 930,500
					USE VALUE:	930,500 / 930,500
					ASSESSED:	930,500 / 930,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	RICHARDSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALIENDO CELIA M TR
Owner 2:	CC TRUST
Owner 3:	
Street 1:	1520 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,571 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3041 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6571.000	493,800	4,700	432,000	930,500
Total Card	0.151	493,800	4,700	432,000	930,500
Total Parcel	0.151	493,800	4,700	432,000	930,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.01 | /Parcel: 306.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 109493
GIS Ref:
GIS Ref:
Insp Date: 07/25/18

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	493,900	4700	6,571.	432,000	930,600	930,600	Year End Roll	12/18/2019
2019	104	FV	378,700	4700	6,571.	432,000	815,400	815,400	Year End Roll	1/3/2019
2018	104	FV	378,700	4700	6,571.	382,600	766,000	766,000	Year End Roll	12/20/2017
2017	104	FV	354,800	4700	6,571.	320,900	680,400	680,400	Year End Roll	1/3/2017
2016	104	FV	354,800	4700	6,571.	320,900	680,400	680,400	Year End	1/4/2016
2015	104	FV	315,600	4700	6,571.	277,700	598,000	598,000	Year End Roll	12/11/2014
2014	104	FV	315,600	4700	6,571.	268,500	588,800	588,800	Year End Roll	12/16/2013
2013	104	FV	328,600	4700	6,571.	255,500	588,800	588,800		12/13/2012

!12802!

PRINT

Date	Time
12/11/20	02:50:55

LAST REV

Date	Time
08/23/18	14:53:50

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12802

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18886-304		2/1/1988		125,000	No	No		F

USER DEFINED

Prior Id # 1:	109493
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
10/29/2008	Meas/Inspect	345	PATRIOT
4/17/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
2/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6571		Sq. Ft.	Site		0	70.	0.94	8									431,990						432,000	

Total AC/HA: 0.15085 | Total SF/SM: 6571 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 431,990 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03745389
Const Adj.:	0.98990101
Adj $ / SQ:	174.586
Other Features:	115750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	715591
Depreciation:	221833
Depreciated Total:	493758

COMMENTS

FFL APT VACANT, OWNER IN 80s & DOES NOT INTEND TO RENT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	2	HB					

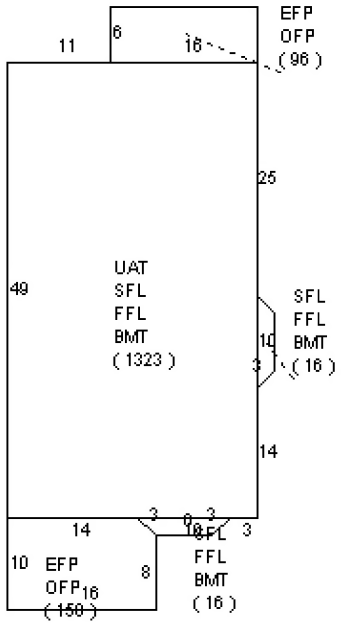
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	8	3	
Totals			
2	13	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.59
Special Features:	0	Val/Su Net:	100.69
Final Total:	493800	Val/Su SzAd	182.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,355	52.380	70,969
FFL	First Floor	1,355	174.590	236,564
SFL	Second Floor	1,355	174.590	236,564
UAT	Upper Attic	331	122.210	40,421
EFP	Enclos Porch	254	37.560	9,540
OFP	Open Porch	254	22.760	5,782
	Net Sketched Area:	4,904	Total:	599,840
Size Ad	2710	Gross Are	5896	FinArea 3041

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1925	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700